



Agenda Item Number: 2005-8-5E

BERNALILLO COUNTY BOARD OF COUNTY COMMISSIONERS

Meeting Date: August 23, 2005

Department: Public Works **Staff Contact:** Tim West, Deputy County Manager for PW
Susan Jones, Special Projects and Grants Coordinator

TITLE: Youth Development Inc.

ACTION: Motion to authorize:

1. The County Manager to enter into a Lease Agreement with Youth Development Inc. for the Amistad Crisis Shelter.
2. The County Manager to enter into a Lease Agreement with Youth Development Inc. for Centro Familiar.

SUMMARY:

The County has received multiple legislative appropriations for renovation and reconstruction of two County-owned facilities located in the South Valley: 1710 Centro Familiar SW and 2929 Barcelona Drive SW (Amistad Crisis Shelter). Youth Development Inc. runs programs in both facilities and was instrumental in obtaining the capital funding.

In order to move forward with the projects the State requests approval of these lease agreements. The 2005 Legislature approved a bill to enable non-profits "demonstrating a consistent history of service to sick and indigent persons in the county" to lease county buildings at affordable rates.

These contracts between YDI and the County enable exchange of the value of the leases for services to County indigent residents. The five-year leases contain renewal options to a total of 30 years. Authorizing the County Manager to execute the final leases will enable remodeling and expenditure of the State appropriations to commence in a timely manner.

ATTACHMENTS

1. Lease by and between Bernalillo County and Youth Development, Inc. – Amistad Shelter
2. Lease by and between Bernalillo County and Youth Development, Inc. – Centro Familiar

FISCAL IMPACT

The 2003, 2004 and 2005 State appropriations for the remodeling projects total \$350,000 for Amistad and \$85,000 for Centro Familiar.

The agreement involves exchange of services equivalent to \$16,800 annual rent for the Amistad property and \$9,702 for the Centro Familiar property,

STAFF ANALYSIS SUMMARY

COUNTY MANAGER

The County has an excellent working relationship with YDI as it provides quality services for County indigent residents. YDI worked with the legislature to secure state funding to make improvements to these two County facilities. I recommend Board approval. TL 8/17/05

DEPUTY COUNTY MANAGER FOR PUBLIC WORKS

The lease of the Amistad Shelter (4800 sq. ft.) is at the current rental value of \$16,800/year payable in quarterly payments. The lease of Centro Familiar (2,772 sq. ft.) is at the current rental value of \$9,702 payable in quarterly payments. The rental lease is for 5 years with option to renew for another 4 periods of 5 year/period. Rent due may be paid in the form of services YDI provides to indigent residents of the County in the forms of case management, life and social skills training, recreation, educational support and counseling, etc. YDI is required to provide written quarterly reports documenting the cash-equivalent services provided to indigents and their value. Should the services value exceed the rent due, the excess will be carried forward and applied against future rent due. I recommend approval of the leases as the agreements are required by the State to allow the expenditure of State funds appropriated to remodel these County owned facilities. TW 8/16/05

LEGAL

The leases are consistent with New Mexico law. JSL, Legal 8/12/05

FINANCE

Budget

Approval of this item will authorize the County Manager to enter into a lease agreement with Youth Development, Inc. for both Amistad Shelter and Centro Familiar. This agreement will authorize the County to remodel the facilities with grant legislative appropriations. The funds are available and budgeted in the above listed accounts. Nona S. Lane, Accounting Officer 8/8/05

Purchasing

Proper procedures have been followed. Rosanna Suazo, Purchasing Administrator 8/9/05

Contracts

Contract Control Numbers will be issued for the Lease by and between Bernalillo County and Youth Development, Inc. for the Amistad Shelter and Centro Familiar upon final execution. Rosanna Suazo, Purchasing Administrator 8/9/05

Risk Management

YDI shall provide a Certificate of Insurance naming the County as an additional insured with the like kinds and amounts of insurance referenced in paragraph 7 of the Lease Agreement. David A. Baca, Risk Management. 8/10/05